

NEW EXTERNAL CAVITY WALLS
 Wall with render (300mm thick) - Outer leaf of 100mm concrete blocks, 100mm cavity fully filled with DrTherm 32 Ultimate insulation batts with inner leaf of 100mm Thermacrete Shield (or Celcon or similar) blockwork strength to be min. 3.5 N/mm2 (7N blocks below DPC), subject to structural engineer.
 Finish externally with 13mm lightweight plaster.
 Finish internally with K-render, colour white.

JOINTS WITH EXISTING
 Allow Joints, or similar approved, movement joints between existing and new walls, fully fixed in accordance with manufacturers instructions. Mastic seal externally and plaster beads either side of joint internally.
 Where new cavity wall abuts existing masonry leaf vertically and insert Insulated DPC.

INTERNAL TIMBER STUD PARTITIONS
 100x45mm studs @ max. 600mm c/c lined each face with 12.5mm plasterboard (moisture resistant type in bathroom/utility and spa room) with all joints taped and filled and finish with 3mm skim. 100mm quilt sound insulation between studs.

STAIRCASE
 Subject to final measure on site.
 Min. 2m headroom. Approx. 14x189.3 rakers by 220 gings. Provide a balustrade (design TBC by client) with handrails 900mm above push line and landing level. Max. gap between spindles to be 99mm. Double up joists (200x63 C16 bolted together with M12 bolts @ 600c/c) to side of stairs and provide trimmers (see S/E design and drawings).

STEELWORK
 All steelwork to Structural Engineer's design, details and instructions. Fire protection to steelwork supporting roof and floors to consist of 2 layers 12.5mm plasterboard, or 1 layer 15mm Gyproc Fireline board, all fixed in accordance with manufacturers instructions, to give minimum 30mins FR.

Lintels
 All to S/E design, instructions and details. Thermally broken Galvalume lints (or equiv) and galvanised steel beams with min. 150mm o/c (or as specified by S/E) and bearing on concrete padstones, weepholes at 450mm o/c or min. 2 No. per lintel. Provide additional Rubberoid tray over lintels in external walls. All installed in accordance with manufacturer's instructions.

Where forming new openings, allow all temporary support where inserting new lintel (to Structural Engineer's detail) and make good all disturbed surfaces to match existing.

GLAZING
 New glazing in critical locations, i.e. any glazing within 800mm of floor level or 1500mm to doors to be to BS EN 12900:2002 and Approved Document K.

NEW EXTERNAL WINDOWS AND DOORS
 Metal/Aluminum (material TBC by client) black colour frame and to be double glazed with low E glass. 16mm Argon filled gap between panes. 1.60W/m²K U Value.
 Security: Windows to have window locks and comply with Fire Escape specification. Security lock system to be provided to all doors (Type TBC by client).
 Fire safety: Minimum clear size of opening for Fire Escape windows "FEW" is 450x750mm and vertical position to the bottom of the clear opening from the finished floor level to be max. 1,100mm in accordance with AD Part 5.
 Background ventilation: Trickle ventilation to be provided, 8000mm² to habitable rooms, 4000mm² to other rooms.
 Purge ventilation: Hinged or pivot windows that open 30 degrees or more with a total opening area 1/20 of the room floor area (area shown on plans).

FIREPLACE/ WOODBURNER/ STOVE
 Replace chimney linings in both existing chimneys and extend existing chimneys. Wood burner stoves are located within existing chimney breasts. A HETAS certificate to be provided on completion to cover the construction of chimney extension, combustion air supply. The contractor is to provide HETAS approved construction details for the chimney before construction to Building Control.
 Provide Carbon monoxide detector to rooms with woodburner.

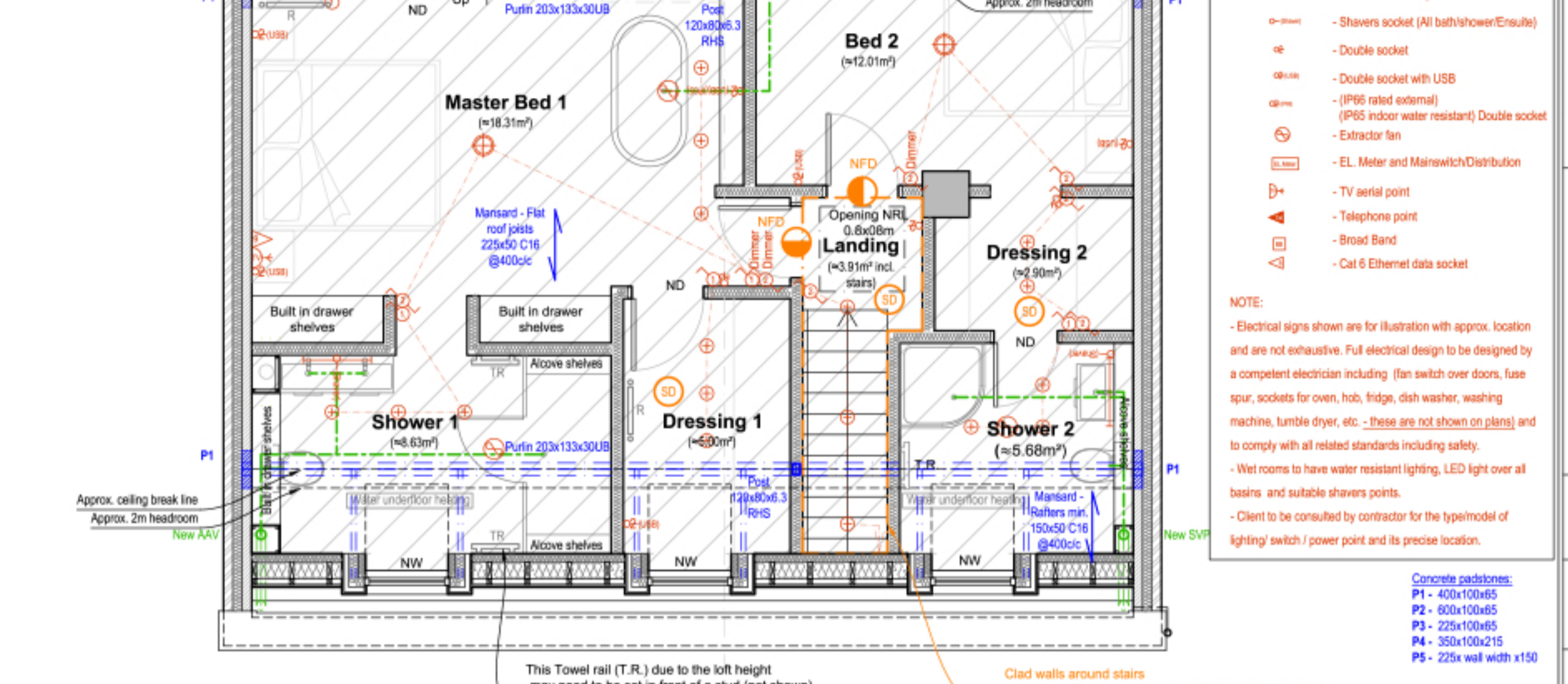
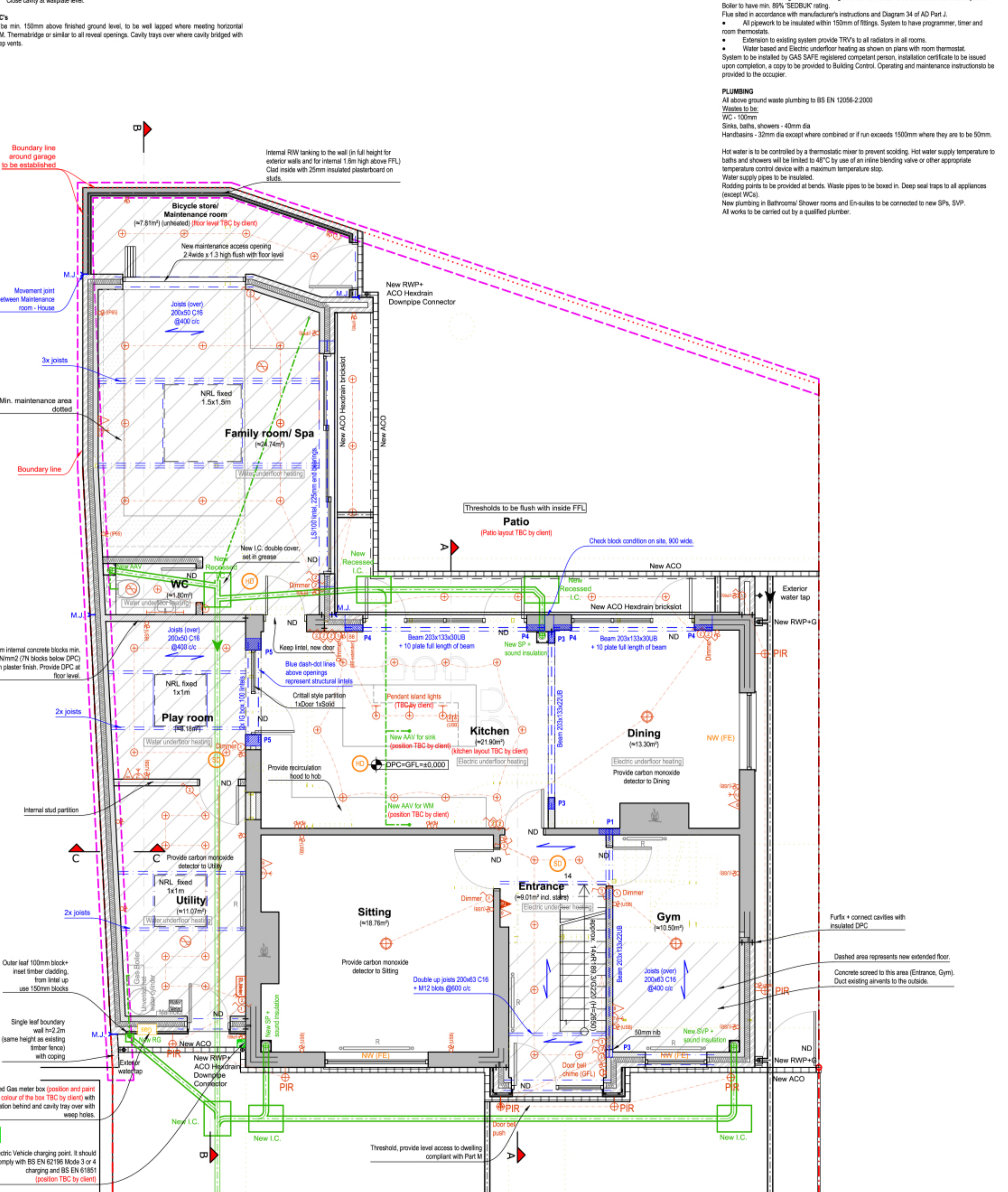
NEW BOILER & CENTRAL HEATING
 Shown is schematic layout. Full heating design by a specialist.
 Boiler to be replaced, new Gas fired wall mounted boiler with unvented hot water tank, to fan assisted balanced flue outlet through roof. Condensing overflow from boiler to be connected into waste system. Boiler to have min. 89% "SEDBUK" rating.
 Flue sited in accordance with manufacturer's instructions and Diagram 34 of AD Part J.
 All pipework to be insulated within 150mm of fittings. System to have programmer, timer and room thermostats.
 Extension to existing system provide TRV's to all radiators in all rooms.
 Water based and Electric underfloor heating as shown on plans with room thermostat.
 System to be installed by GAS SAFE registered competent person, installation certificate to be issued upon completion, a copy to be provided to Building Control. Operating and maintenance instructions to be provided to the occupier.

PLUMBING
 All above ground waste plumbing to BS EN 12056-2:2000
 Wastes to be:
 WC - 100mm
 Sinks, baths, showers - 40mm dia
 Handbasins - 32mm dia except where combined or if run exceeds 1500mm where they are to be 50mm.
 Hot water is to be controlled by a thermostatic mixer to prevent scalding. Hot water supply temperature to baths and showers will be limited to 48°C by use of an inline blending valve or other appropriate temperature control device with a maximum temperature stop.
 Water supply pipes to be insulated.
 Rodding points to be provided at bends. Waste pipes to be boxed in. Deep seal traps to all appliances (except WC).
 New plumbing in Bathrooms/ Shower rooms and En-suites to be connected to new S/Ps, SVP.
 All works to be carried out by a qualified plumber.

- Electrical Keys:**
- PIR - PIR
 - DL - Down Lighter
 - CL - Ceiling Light
 - WL - Wall Light
 - BLH - Bulk Head Light
 - SLED - Single LED batten (above all basins)
 - SL - Spot Lighter
 - PL - Pendant Light
 - SW1 - 1 way switch
 - SW2 - 2 way switch
 - SW3 - 3 way switch
 - CS - Control operated 1 way switch
 - DB - Door bell push
 - DC - Door bell chime
 - DS - Double in worktop/floor socket
 - SS - Shavers socket (all Bathroom/Ensuite)
 - DSU - Double socket
 - DSU2 - Double socket with USB
 - IR - (IP65 rated external) (IP65 indoor water resistant) Double socket
 - EX - Extractor fan
 - ELM - EL Meter and Mainswitch/Distribution
 - TS - TV aerial point
 - TP - Telephone point
 - BB - Broad Band
 - EDS - Cat 6 Ethernet data socket

This drawing is copyright and should not be reproduced without permission. Do not scale from drawing for construction.
 If in doubt contact main contractor before proceeding.
 The contractor is responsible for checking all information before any orders are placed or construction commences.
 All drawings to be read in conjunction with Structural Engineer report, which takes precedence over all other specifications.
 Main contractor responsible for site safety.

0m 1 2 3m
 1:50 @ A1



- General Keys:**
- Existing structures
 - Demolished structures
 - New structures
 - Boundary line
 - Boundary line - to be established
 - Area in absence subject to Party Wall or other consent
 - Structural lintels (Cathic, Steel).
 - Levels
- Drainage Keys:**
- IC - Inspection chamber
 - M.H. - Manhole
 - RG - Roddable gully
 - AAV - Durgoo air admittance vent
 - SVP - Soil vent pipe
 - Flow direction
 - Proposed FW drains
 - RWP+G - Rainwater downpipe + Roddable Gully
 - ACO - ACO drain
 - Flow direction
 - Proposed SW drains
- Water Supply Keys:**
- Extorior water tap (ball valve)
 - Water meter
 - Heating meter
- Gas Supply / Heating Keys:**
- Gas meter
 - Radiator / Towel rail
- Fire strategy Keys:**
- F030 doors - finish TBC by client
 - Walls/ ceilings with 30min. fire resistance
 - Smoke / Heat detector (approx. position)
 - Provide Carbon monoxide detector to rooms with fire burning appliance (Sitting, Dining room, Utility)
 - New Door
 - New Fire door
 - New Window (Fire Escape)
 - New Rooflight
- CAVEAT NOTE:**
- All levels, dimensions and existing drainage including its invert levels to be checked by contractor prior to commencement of works.
 - All structural elements here are shown for illustration purposes and are subject to structural engineer's design and instructions. Structural engineer's drawings supersede these illustrations.
 - These drawings are to be read in conjunction with the structural engineer's drawings.
- Concrete padstones:**
- P1 - 400x100x65
 - P2 - 500x100x65
 - P3 - 225x100x65
 - P4 - 350x100x215
 - P5 - 225x wall width x150
- | Rev. | Date | Revisions |
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PROPOSED - FIRST FLOOR PLAN 1:50

PROPOSED - GROUND FLOOR PLAN 1:50

PRELIMINARY DRAWING
 01/09/2021

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As PROPOSED

A348P/236 - BR02